



# Mecklenburg County

## USDC Report

Month Ended November 2011

USDC Form C-404: Report of privately-owned residential building or zoning permits issued.

Mecklenburg County Land Use and Environmental Services

P.O Box 31097 - Charlotte, N.C. 28231

Geographic Coverage Changed

\_\_\_\_ No \_\_\_\_ Yes

			Privately Owned			Publicly Owned		
			Buildings	Housing Units	Cost of Construction	Buildings	Housing Units	Cost of Construction
<b>1. New Residential Housekeeping Buildings &amp; Mobile Homes</b>								
101	One Family Detached		137	137	\$23,676,224	0	0	\$0
102	One Family Attached/Townhouse (land sold w/unit)		8	8	\$1,375,295	0	0	\$0
103	Two Family / Duplex		0	0	\$0	0	0	\$0
104	3 & 4 Family Apartments (no land sold with unit)		2	2	\$5,650	0	0	\$0
105	5 or More Family Apartments (no land sold w/unit)		57	279	\$30,811,143	0	0	\$0
112	Mobile Home		6	6	\$40,150	0	0	\$0
<b>1. New Residential Housekeeping Buildings &amp; Mobile Homes Total:</b>			<b>210</b>	<b>432</b>	<b>\$55,908,462</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>2. New Residential NonHousekeeping Buildings</b>								
213	Hotels, Motels and Tourist Cabins (transient acc.)		3	3	\$399,200	0	0	\$0
214	Other Non-housekping Shelters (lodges/clubs/dorm)		0	0	\$0	0	0	\$0
<b>2. New Residential NonHousekeeping Buildings Total:</b>			<b>3</b>	<b>3</b>	<b>\$399,200</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>3. New NonResidential Buildings</b>								
318	Amusement and Recreational Bldgs(theaters, radiotv)		0	0	\$0	0	0	\$0
319	Churches and Other Religious Buildings		1	1	\$389,128	0	0	\$0
320	Industrial Buildings(manufacturing plants,factory)		1	1	\$2,465,000	0	0	\$0
321	Parking Garages (open to the public)		8	8	\$4,267,452	0	0	\$0
322	Service Stations and Repair Garages		0	0	\$0	0	0	\$0
323	Hospitals/Institutional Bldgs(nursing homes,orp)		0	0	\$0	0	0	\$0
324	Office, Bank, Prof. Medical Offices		14	17	\$80,556,123	2	2	\$96,455
325	Public Works/Utilities(power, sewage plants, wtr)		0	0	\$0	0	0	\$0
326	Schools/Other Educational Bldgs(libraries, dorms)		12	12	\$188,671	1	1	\$66,459
327	Stores/Mercantile Bldgs(retail,restaurant,beauty)		16	16	\$3,139,483	0	0	\$0
328	Other CO'able Non-Res Bldgs(jails,post office)		10	10	\$1,085,932	0	0	\$0
329	Structures other than Buildings(piers, pools, TANKS,ETC)		23	23	\$1,054,672	0	0	\$0
<b>3. New NonResidential Buildings Total:</b>			<b>85</b>	<b>88</b>	<b>\$93,146,461</b>	<b>3</b>	<b>3</b>	<b>\$162,914</b>
<b>4. Additions and Alterations</b>								
434	Housekeeping Buildings(additions, chimneys, conv, lcd)		368	367	\$7,833,311	0	0	\$0
437	All Other Non-CO'able Buildings / Structures		397	427	\$33,807,722	15	15	\$43,065,477
438	Residential Garages / Carports(attached or detached)		26	26	\$856,483	0	0	\$0
<b>4. Additions and Alterations Total:</b>			<b>791</b>	<b>820</b>	<b>\$42,497,516</b>	<b>15</b>	<b>15</b>	<b>\$43,065,477</b>



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	Buildings	Housing Units	Cost of Construction	Buildings	Housing Units	Cost of Construction
<b>5. Conversions</b>						
540 Non-Residential / Non-Housekeeping to Housekeeping	0	0	\$0	0	0	\$0
541 Housekeeping Bldgs to Non-Res or Non-Housekeeping	0	0	\$0	0	0	\$0
<b>5. Conversions Total:</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
<b>6. Demolitions</b>						
645 One Family	31	31	\$128,750	0	0	\$0
646 Two Family	0	0	\$0	0	0	\$0
647 Three and Four Family	0	0	\$0	0	0	\$0
648 Five or more Family	0	0	\$0	0	0	\$0
649 All Other Buildings and Structures	10	10	\$472,600	1	1	\$27,000
<b>6. Demolitions Total:</b>	<b>41</b>	<b>41</b>	<b>\$601,350</b>	<b>1</b>	<b>1</b>	<b>\$27,000</b>

## 7. Additional Information on Permits \$500,000 and above.

Permit	USDC	Project/Address	Contractor/Builder	Pub/Pvt	Units	Construction Cost
B2255024	437	Northlake Carwash and Drying Buildings 10708 NORTHLAKE AUTO PLAZA BLVD MECKLENBURG, N.C.	CHOATE CONSTRUCTION CO	PVT	1	\$640,191.00
B2256100	105	Madison Square at Northlake-BLDG # 4 7915 PHILADELPHIA CT CHARLOTTE, N.C.	CAROCON CORPORATION	PVT	1	\$3,482,037.00
B2258378	437	Charlotte Health Care Center 1735 TODDVILLE RD CHARLOTTE, N.C.	FRALIN & WALDRON INC	PVT	1	\$558,700.00
B2258530	328	Greenway Express Car Wash New 9121 S TRYON ST CHARLOTTE, N.C.	AZAR CHRIS T	PVT	1	\$650,000.00
B2258924	105	Mega Mosaic Village- Package #4-Retail/Residence Hall 1635 W TRADE ST CHARLOTTE, N.C.	BALFOUR BEATTY CONSTRUCT LLC	PVT	80	\$9,986,551.00
B2258930	324	EPS Federal Reserve Office Upfit 530 E TRADE ST CHARLOTTE, N.C.	CONNER CO OF THE SOUTHEAST	PVT	1	\$1,019,000.00
B2259045	327	EPS Swiss Farms - New Full 1431 SARDIS RD N CHARLOTTE, N.C.	CHOATE CONSTRUCTION CO	PVT	1	\$529,575.00
B2259199	320	Hydradyne Charlotte Facility 10639 WESTLAKE DR CHARLOTTE, N.C.	INTERCON BUILDING CORP	PVT	1	\$2,465,000.00
B2259272	105	LEGACY CORNELIUS - Units 101-108 & 201-208 8225 LAKE PINES DR MECKLENBURG, N.C.	GCI CONSTRUCTION LLC	PVT	16	\$1,738,251.00
B2259279	105	LEGACY CORNELIUS - Units 101-108 & 201-208 9707 PARMA DR MECKLENBURG, N.C.	GCI CONSTRUCTION LLC	PVT	16	\$1,738,251.00
B2259296	105	LEGACY CORNELIUS - Units 101-108 & 201-208 9805 PARMA DR MECKLENBURG, N.C.	GCI CONSTRUCTION LLC	PVT	16	\$1,738,251.00

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Permit	USDC	Project/Address	Contractor/Builder	Pub/Pvt	Units	Construction Cost
B2259311	105	LEGACY CORNELIUS - Units 101-108&201-208 9825 PARMA DR MECKLENBURG, N.C.	GCI CONSTRUCTION LLC	PVT	8	\$894,901.00
B2259313	105	LEGACY CORNELIUS - Units 101-108&201-208 8405 LAKE PINES DR MECKLENBURG, N.C.	GCI CONSTRUCTION LLC	PVT	16	\$1,647,375.00
B2259323	105	LEGACY CORNELIUS 9625 PARMA DR MECKLENBURG, N.C.	GCI CONSTRUCTION LLC	PVT	16	\$1,738,251.00
B2259324	105	Legacy Cornelius - Units 101-108 & 201- 208 8921 CHAGRIN DR MECKLENBURG, N.C.	GCI CONSTRUCTION LLC	PVT	8	\$894,901.00
B2259678	437	Mega Queens University RH & PD Upfit 2205 WELLESLEY AVE CHARLOTTE, N.C.	INTERCON BUILDING CORP	PVT	1	\$2,862,959.00
B2260314	105	Madison Square at Northlake-BLDG # 5 7909 PHILADELPHIA CT CHARLOTTE, N.C.	CAROCON CORPORATION	PVT	21	\$2,133,250.00
B2260418	105	Madison Square at Northlake-BLDG # 3 10007 MADISON SQUARE PL CHARLOTTE, N.C.	CAROCON CORPORATION	PVT	35	\$3,482,037.00
B2261367	437	CMC Levine Cancer Institute MMPII Tenant Upfit 1021 MOREHEAD MEDICAL DR CHARLOTTE, N.C.	RODGERS BLDRS, INC	PVT	1	\$15,000,000.00
B2262018	327	EPS Taco Bell - Addtn/Rnvtn 106 N STATESVILLE RD HUNTERSVILLE, N.C.	C B I GENERAL CONTRACTORS INC	PVT	1	\$524,430.00
B2262905	437	Rehab 526 S. Church EC1 LS Generator Replacement 526 S CHURCH ST CHARLOTTE, N.C.	RODGERS BLDRS, INC	PVT	1	\$872,600.00
B2262998	324	Project Zebra 8730 GREEN RIDGE DR CHARLOTTE, N.C.	BALFOUR BEATTY CONSTRUCT LLC	PVT	1	\$78,670,500.00

## 7. Additional Information on Permits \$500,000 and above.

Permit	USDC	Project/Address	Contractor/Builder	Pub/Pvt	Units	Construction Cost
B2263152	437	Rehab Phase-II DA Expansion at Historic Courthouse 700 E TRADE ST CHARLOTTE, N.C.	MESSER CONSTRUCTION CO	PUB	1	\$4,972,200.00
B2264222	321	Colonial Grand at South End - Parking Deck 2800 SOUTH BLVD CHARLOTTE, N.C.	COLONIAL COMMERCIAL CONTR LLC	PVT	1	\$4,125,500.00
B2264384	437	Wells Fargo WFS Relocation Floors 3 550 S TRYON ST CHARLOTTE, N.C.	BALFOUR BEATTY CONSTRUCT LLC	PUB	1	\$7,598,777.00
B2264407	437	Wells Fargo WFS Relocation 4th FLOORS 550 S TRYON ST CHARLOTTE, N.C.	BALFOUR BEATTY CONSTRUCT LLC	PUB	1	\$10,085,271.00
B2264415	437	Wells Fargo WFS Relocation 5th Floor 550 S TRYON ST CHARLOTTE, N.C.	BALFOUR BEATTY CONSTRUCT LLC	PUB	1	\$10,309,824.00
B2264417	437	Wells Fargo WFS Relocation 6th Floors 550 S TRYON ST CHARLOTTE, N.C.	BALFOUR BEATTY CONSTRUCT LLC	PUB	1	\$9,825,865.00
B2265040	101	ALAN SIMONINI 0 NEW RES - PLAN REV 5408 CHALLISFORD LN CHARLOTTE, N.C.	SIMONINI ALAN HOMES LLC	PVT	1	\$652,808.00
B2265659	101	NEW CONSTRUCTION 5413 IDLEWILD RD N CHARLOTTE, N.C.	REGENT HOMES INC	PVT	1	\$1,165,016.00
B2265844	324	EPS Eastowne Family Physicians Rvntn/Addtn 4115 THE PLAZA CHARLOTTE, N.C.	MURRAY CONSTRUCT. OF MONROE	PVT	1	\$546,300.00
B2266683	437	Ctac - Target Store Remodel 9870 REA RD CHARLOTTE, N.C.	CLARK JOHN S COMPANY INC	PVT	1	\$700,000.00
B2266908	327	Kangaroo Express #1553 - New Full 7747 N TRYON ST CHARLOTTE, N.C.	FORTNEY & WEYGANDT INC	PVT	1	\$1,095,264.00

**7. Additional Information on Permits \$500,000 and above.**

Permit	USDC	Project/Address	Contractor/Builder	Pub/Pvt	Units	Construction Cost
B2267237	437	Walgreens 101 S TRYON ST Unit: 21 CHARLOTTE, N.C.	BOWEN DONALD W	PVT	1	\$1,000,000.00

**8. Name to Contact: Luis Pacheco    Title: Revenue Collection Supervisor    Phone: (704) 336-3821.**



# Charlotte Jurisdiction

## USDC Report

Month Ended November 2011

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Mecklenburg County Land Use and Environmental Services

\_\_\_\_ No \_\_\_\_ Yes

P.O Box 31097 - Charlotte, N.C. 28231

			Privately Owned			Publicly Owned		
			Buildings	Housing Units	Cost of Construction	Buildings	Housing Units	Cost of Construction
<b>1. New Residential Housekeeping Buildings &amp; Mobile Homes</b>								
101	One Family Detached		75	75	\$12,604,828			
102	One Family Attached/Townhouse (land sold w/unit)		7	7	\$1,169,309			
104	3 & 4 Family Apartments (no land sold with unit)		2	2	\$5,650			
105	5 or More Family Apartments (no land sold w/unit)		50	183	\$20,420,962			
<b>1. New Residential Housekeeping Buildings &amp; Mobile Homes Total:</b>			<b>134</b>	<b>267</b>	<b>\$34,200,749</b>			
<b>2. New Residential NonHousekeeping Buildings</b>								
213	Hotels, Motels and Tourist Cabins (transient acc.)		2	2	\$393,000			
<b>2. New Residential NonHousekeeping Buildings Total:</b>			<b>2</b>	<b>2</b>	<b>\$393,000</b>			
<b>3. New NonResidential Buildings</b>								
320	Industrial Buildings(manufacturing plants,factory)		1	1	\$2,465,000			
321	Parking Garages (open to the public)		7	7	\$4,245,209			
324	Office, Bank, Prof. Medical Offices		14	17	\$80,556,123	2	2	\$96,455
326	Schools/Other Educational Bldgs(libraries, dorms)		12	12	\$188,671	1	1	\$66,459
327	Stores/Mercantile Bldgs(retail,restaurant,beauty)		15	15	\$2,615,053			
328	Other Not-CO'able Non-Residential Buildings(well house,barn,sat. dish)		9	9	\$1,084,332			
329	Structures other than Buildings(piers, pools, TANKS,ETC)		15	15	\$715,376			
<b>3. New NonResidential Buildings Total:</b>			<b>73</b>	<b>76</b>	<b>\$91,869,764</b>	<b>3</b>	<b>3</b>	<b>\$162,914</b>
<b>4. Additions and Alterations</b>								
434	Housekeeping Buildings(additions, chimneys, conv, lcd)		299	298	\$6,856,180			
437	All Other CO'able Buildings / Structures		361	391	\$31,380,002	15	15	\$43,065,477
438	Residential Garages / Carports(attached or detached)		18	18	\$682,180			
<b>4. Additions and Alterations Total:</b>			<b>678</b>	<b>707</b>	<b>\$38,918,362</b>	<b>15</b>	<b>15</b>	<b>\$43,065,477</b>
<b>6. Demolitions</b>								
645	One Family		27	27	\$113,400			
649	All Other Buildings and Structures		9	9	\$450,600	1	1	\$27,000
<b>6. Demolitions Total:</b>			<b>36</b>	<b>36</b>	<b>\$564,000</b>	<b>1</b>	<b>1</b>	<b>\$27,000</b>

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B2256100	105	Madison Square at Northlake-BLDG # 4 7915 PHILADELPHIA CT CHARLOTTE, N.C.	CAROCON CORPORATION	PVT	1	\$3,482,037.00	N
B2258378	437	Charlotte Health Care Center 1735 TODDVILLE RD CHARLOTTE, N.C.	FRALIN & WALDRON INC	PVT	1	\$558,700.00	N
B2258530	328	Greenway Express Car Wash New 9121 S TRYON ST CHARLOTTE, N.C.	AZAR CHRIS T	PVT	1	\$650,000.00	N
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B2262998	324	Project Zebra 8730 GREEN RIDGE DR CHARLOTTE, N.C.	BALFOUR BEATTY CONSTRUCT LLC	PVT	1	\$78,670,500.00	N
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B2264407	437	Wells Fargo WFS Relocation 4th FLOORS 550 S TRYON ST CHARLOTTE, N.C.	BALFOUR BEATTY CONSTRUCT LLC	PUB	1	\$10,085,271.00	N
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B2264417	437	Wells Fargo WFS Relocation 6th Floors 550 S TRYON ST CHARLOTTE, N.C.	BALFOUR BEATTY CONSTRUCT LLC	PUB	1	\$9,825,865.00	N
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